

**6/18/07 - Monday, June 18, 2007**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

Meeting of June 18, 2007

City Hall, Council Chambers 7:00 p.m.

Members Present: Messrs. Levandowski, Larson, FitzGerald, Kayser, Waedt, Vande Loo, Hughes, Davis, Kaiser

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **CONDITIONAL USE PERMIT (CZ-0713) - Day Care, 415 E. Lake Street**

Arrowhead Properties has submitted a request to allow a day care center in a CBD district at 415 E. Lake Street. This is an existing office building which will be converted to a day care center. There is a proposed outdoor play area which will be located on the existing parking lot to the east. The maximum number of children at the site is 63. The number of employees will be 6. The plan shows 6 parking stalls on site. Four of these stalls will be employee parking and 2 stalls will be for child pick-up and drop-off. A two-stall parking variance is requested based on available parking in the public parking lot across the street.

Tim Pabich, Arrowhead Properties, spoke in support. He stated they will enclose the dumpster and may eliminate one parking space adjacent to the play area.

Jim Olson, 550 Graham Avenue, stated that day care centers in the CBD may have traffic issues, but this site is in a quiet area. There may be problems if the day care wants to walk children to Owen Park across Farwell Street.

Jeremy Graeger, 451 Lincoln Avenue, spoke in support to say this is a good use in the downtown and could be very convenient for persons who use the transit system to take children to the day care center.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-0714) - Ground Sign, 3704 Oakwood Hills Parkway**

Commonweal Development has submitted a request to allow a ground sign within 100' of an existing sign for property located at 3704 Oakwood Hills Parkway. The proposed location previously had a sign on it but was removed when the business left this building. The building to the south was then built with the sign shown 62' south of the proposed sign. The owner now wishes to replace a sign in the same location as the previous sign on the property. The site was designed to have its sign in this location adjacent to the entrance drive and it has electrical service.

Jay Bearson, contractor, spoke in support. No one appeared in opposition.

Mr. Kaiser moved to approve the request. Mr. Vande Loo seconded and the motion carried.

3. **FINAL PLAT (P-13-06) - Mill Meadows Subdivision (Phase I), CTH "EE"**

TEC Design has submitted the final plat for Mill Meadows Subdivision (Phase I) located at the northeast corner of CTH "EE" and Folsom Street. The final plat is consistent with the preliminary plat. The plat creates 71 lots for single-family residential development.

Steve Sletner, TEC Design, appeared in support.

Ken Brownell, 5412 W. Folsom Street, appeared with questions concerning zoning, open space, and landscaping, which Mr. Tufte answered.

Mr. FitzGerald moved to recommend the final plat with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

4. **FINAL CONDO PLAT (P-06-07) - Gateway Ridge Condominiums, Gateway Drive**

TEC Design has submitted the final condo plat for Gateway Ridge condominiums located on the west side of Gateway Drive, north of Target store. The final plat is consistent with the approved preliminary plat for the project. The plat creates 10 building pads for the multi-family project.

Tim Pabich, Arrowhead Developers, spoke in support. He stated that they would realign Southridge Court with Gateway Drive and would also connect to the sanitary sewer system at this location rather than at the south end on Target property.

Mr. Vande Loo moved to recommend approval with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

5. **SITE PLAN (SP-0724) - Hotel and Water Park, Action City**

Mark Steil has submitted a site plan for a hotel with an indoor water park to be located east of Action City on Lorch Avenue. The zoning of the property is C-3P and the proposal is consistent with the zoning. The zoning requires a Traffic Impact Analysis with this application, which was submitted to Public Works for review. This increase of activity will trigger improvements to Lorch Avenue and the intersection with Hwy. 93 as outlined in a memo from the Department of Public Works.

The site plan shows a hotel with 104 rooms and 110 parking spaces. There is no parking required for the water park, assuming the use is accessory to the hotel. Mr. Tufte stated that if the water park is open to the public, then more parking will be required. The submittal only provided the north facade of the hotel and water park. No floor plans were included with the submittal to help determine the use of the water park. Other areas indicated on the site plan show future restaurants and hotel expansion and an unidentified future building. All of these will require future site plan approval by the Plan Commission. No landscape plan or lighting plan were provided. Mr. Tufte provided a list of 11 items needed for completion of the site plan.

Mark Steil, applicant, spoke in support. He stated that he realizes that all conditions need to be completed prior to the issuance of a building permit but he needs to proceed with the application process so he can indicate to bankers that the project has had favorable review by the City. He stated the water park will be more costly than the hotel and provided an interior layout to the Plan Commission. He also indicated that the water park would be available to the general public and users of Action City without being hotel guests. This facility will be marketed throughout Northwest Wisconsin. This summer is a good season to build, as crews are available for work. He questioned the need for sidewalks from the public street to the facility since he was not aware that people arrive by other means.

Brad Henderson, 1433 Lyndale Avenue, commented that there is a need for bicycle and pedestrian access, since his son uses this facility and arrives on bicycle. There will be a bike event at the County Fair Grounds this summer, which will heavily promote Action City, and all those people would arrive by bicycle or walk. This facility needs to be connected to a bicycle trail and to the Lowes Creek area to the west.

Jeremy Graeger, 451 Lincoln Avenue, commented that future transit service to the site will also be necessary and a bus stop site should be anticipated. He also felt the intersection at Hwy. 93 needs to be more bicycle friendly given the existing mountain biking feature in Lowes Creek Park.

Mr. Larson moved to postpone consideration of the site plan pending submittal of requested information. Mr. FitzGerald seconded. Mr. Larson stated that the Plan Commission needs to be responsible to the community and assure that complete information is reviewed prior to approval. Mr. FitzGerald stated that he felt the commission supported the concept but needed a complete submittal to make a decision, especially in light of the new information about public use of the water park. This will require a larger parking lot than shown. The developer needs to have a well thought-out project and application.

Messrs. Davis, Levandowski and Hughes all stated that it was an ambitious project which will benefit the community, but that it was the responsibility of the developer to submit complete information.

Mr. Levandowski called for the vote and the motion to postpone passed unanimously.

**MINUTES**

The minutes of the meeting of June 2, 2007, were approved.

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Fred Waedt, Secretary